

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		WILBUR AVE, ARLINGTON

OWNERSHIP

Owner 1:	GIBBONS LAURIE/CHRISTOPHER		
Owner 2:			
Owner 3:			
Street 1:	45 WILBUR AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	DYKEMAN FRANCES A -		
Owner 2:	-		
Street 1:	45 WILBUR AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4043.000	346,900	200	378,900	726,000
Total Card	0.093	346,900	200	378,900	726,000
Total Parcel	0.093	346,900	200	378,900	726,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 540.18			/Parcel: 540.18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,900	200	4,043.	378,900	726,000		Year end	12/23/2021
2021	101	FV	336,400	0	4,043.	378,900	715,300		Year End Roll	12/10/2020
2020	101	FV	336,400	0	4,043.	378,900	715,300	715,300	Year End Roll	12/18/2019
2019	101	FV	269,400	0	4,043.	373,500	642,900	642,900	Year End Roll	1/3/2019
2018	101	FV	269,400	0	4,043.	286,900	556,300	556,300	Year End Roll	12/20/2017
2017	101	FV	269,400	0	4,043.	270,600	540,000	540,000	Year End Roll	1/3/2017
2016	101	FV	269,400	0	4,043.	249,000	518,400	518,400	Year End	1/4/2016
2015	101	FV	254,100	0	4,043.	232,800	486,900	486,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2021	Permit Visit	DGM	D Mann
6/15/2018	MEAS&NOTICE	BS	Barbara S
12/16/2008	Measured	197	PATRIOT
12/29/2005	MLS	HC	Helen Chinal
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/

Total AC/HA:	0.09281	Total SF/SM:	4043	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378.902	Spl Credit	Total:	378.900
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

AssessPro Patriot Properties, Inc